

DHCR Exh 6
(pt 3)

7014 2870 0000 0934 2726

U.S. Postal Service™ CERTIFIED MAIL®-RECEIPT Domestic Mail Only		
For delivery information, visit our website at www.usps.com ®.		
BRONX, NY 10462		
OFFICIAL USE		
Postage	\$3.45	0044 04
Certified Fee	\$2.80	Postmark Here
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
	\$0.00	
Total Postage & Fees	\$6.74	07/27/2015
Sent to: <u>H. Neza, Kasva Prop</u> Street & Apt. No., or PO Box No. <u>2126 Muliner Ave</u> City, State, ZIP+4 <u>Bronx NY 10462</u>		
PS Form 3800, July 2014 See Reverse for Instructions		

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <u>H. Neza</u> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee B. Received by (Printed Name) <u>HANSI NEZA</u> C. Date of Delivery <u>Aug 4 2015</u> D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:
1. Article Addressed to: <u>H. Neza</u> <u>Kasva Properties</u> <u>2126 Muliner Ave</u> <u>Bronx NY 10462</u>	3. Service Type <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes
2. Article Number (Transfer from service label)	7014 2870 0000 0934 2726
PS Form 3811, July 2013 Domestic Return Receipt	

Orig. shows
← Aug 4 2015

Dr. Gregory Scott
83 Park Terrace W, #3a
NY, NY 10034
212.567.5162

7/27/15

Hamdi Nezaj
Kosova Properties, Inc.
2126 Muliner Ave
Bronx, NY 10462

Dear Mr. Nezaj:

*// This is to inform you that my wife and I have a new roommate, as of July 1, 2015. Her name is Christina Lachina. (The previous roommate moved out on June 30th.)

① I tried to hand the enclosed notification, and a copy of her id, to your son Joey, who according to the posting on the door for 7/26/15 is a "representative" of Kosova Properties, in order to obtain a third outside door key in exchange for the keys we have, which we were compelled to exchange in the 2-hour slot yesterday, Sunday, 10:00-12:00. He refused to take the documentation, knowing that this means our roommate has no outside key.

*// If you have any valid reason to contest us having Christina here, please provide it, or, per law, please provide the outside key as soon as possible. Needless to say, her not having a key causes great inconvenience at times, and unnecessary inconvenience the rest of the times.

I also suggest that you warn your son about threatening me, as he did before when I mentioned that if Kosova Properties keeps unnecessarily inconveniencing us tenants in various ways (such as having the buzzer out for about eight days in June merely, it appears, for the pretext of entering apartments to see who might be living there), I will begin a tenants' committee. I called the police shortly after and they told me if he does this again to call them while he is there and they will respond immediately. His ordering me back into my apartment yesterday after he only gave me two keys and then calling me "stupid" a number of times, is uncalled for, and was heard by a number of neighbors. Likewise, his blaming me for the tenant in 6F not answering the door to exchange keys because the argument in the hall scared the tenant is preposterous (the tenant was not even home, as we can see from our apartment). These kinds of false allegations only destroy his credibility for all who heard him.

*should be 3F
was typo

xx should be Feb/Mar

Let me remind you:

RETALIATION

Landlords are prohibited from harassing or retaliating against tenants who exercise their rights. For example, landlords may not seek to evict tenants solely because tenants (a) make good faith complaints to a government agency about violations of any health or safety laws; or **(b) take good faith actions to protect rights under their lease**; or **(c) participate in tenant organizations. Tenants may collect damages from landlords who violate this law**, which applies to all rentals except owner-occupied dwellings with fewer than four units. (Real Property Law §223-b)

HARASSMENT

A landlord is prohibited from any action intended to force a tenant out of an apartment or to compel a tenant to give up any rights granted the tenant by law. **No landlord, or any party acting on the landlord's behalf, may interfere with the tenant's privacy, comfort, or quiet enjoyment of the apartment. Harassment may take the form of physical or verbal abuse, willful denial of services**, or multiple instances of frivolous litigation. **If a landlord lies or deliberately misrepresents the law to a tenant, this may also constitute harassment.**

Rent regulated tenants who feel they have been victimized by harassment should contact DHCR. **Landlords found guilty of harassment are subject to fines of up to \$5,000 for each violation.** Under certain circumstances, harassment of a rent regulated tenant may constitute a class E felony. Penal Law § 241.05.

Further, New York City tenants have additional recourse against harassment. Tenants may bring a claim in housing court and the court may issue restraining orders against owners if violations have been found. NYC Admin Code § 27- 2115.

I remind you that you misled me on the ability to have a roommate when you tried to have me tell my girlfriend from 2009 to leave because I was the only one allowed to live in my 2-bedroom apartment. The letter from my lawyer caused you to back off, but do not believe for a moment that I have forgotten the history.

Finally, you could have given us all a month's notice (or even two weeks) to set up the key exchange. To do something so important on virtually the spur of the moment (with 3 days posting on the door) for a weekend in summer when many people go away is an indication of your making life unnecessarily difficult for the tenants, and I will not, to return to the topic above, even begin to say here how keeping the buzzer out of service for eight days affected very significantly a number of tenants. Moreover, two days ago, on Sat, 7/25, you made the rounds and shut off all water about 11a.m. for a repair on a moment's notice. You gave us about 5 min, which meant my wife and I were extremely late for an engagement we had paid for, because we could not take a shower and get

ready. There is no reason you could not have given the tenants 1-3 hours to cook/shower and finish their tasks that require water before doing the repair. I saw Joey over an hour earlier carrying two new copper pipes, and obviously you did not have water spewing out, otherwise, you would not have gone door to door to tell the tenants the water would be shut off very shortly.

All the tenants I have spoken with would prefer not to have a committee if possible, myself included. We all have better things to do. Yet if you deprive us of our right to enjoy our residences to the fullest legal extent, then you will find that even some of the tenants — indeed especially those tenants — who have been well-behaved ones for over 10-15 years will participate in action.

Yours,

A handwritten signature in black ink, appearing to read "Greg Scott". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.